

WICHITA HISTORIC PRESERVATION BOARD MINUTES
9 August 2004
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.

The regular meeting of the Historic Preservation Board was held Monday, July 12th, 2004 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N. Main, Wichita, Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present : George Platt
 Paul Cavanaugh
 Randal Steiner
 Claire Willenberg

Members Absent : Mim Hiesterman
 Kim Edgington
 William Deer

Staff Present : Kathy Morgan, Senior Planner, Historic Preservation, MAPD
 Jeanne L. de Grasse, Planning Analyst
 Nalini Johnson, Principal Planner, Advanced Plans
 Mike Gable, Office of Central Inspection

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Kathy Morgan reported the loan balances as of 05/10/2004

Revolving Loan Fund – Residential	\$ 96,714.87
Revolving Loan Fund – Commercial	\$ 00.00
Deferred Loan Fund – Residential	\$ 86,000.00

ITEM NO. 4 CORRESPONDENCE

The Historic Preservation Office has received a letter from the SHPO regarding tax credit work at 1245 N Broadway. The Office also received an electronic newsletter from the Kansas Association of Realtors about downtown revitalization and residency. This was shared with the Board.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 12 JULY 2004 BOARD MEETING

Motion #1: Motion was made by Cavanaugh, seconded by Willenberg, to approve the minutes from the 12 July 2004 regular meeting. Motion carried unanimously (4-0).

ITEM NO. 6 OLD BUSINESS

1. **MAJOR:** (HPC2004-00083) Environs, Topeka/Emporia Historic District
 APPLICANT: Vern Miller
 FOR: 1141 N St Francis

Applicant proposes to demolish fire-damaged house.

The board was informed that the property was being maintained to the satisfaction of OCI and would be sold when the court case was finished. Historic Midtown Citizens Association has a potential buyer of both 1141 and 1149 (next door to the north).

2. **MAJOR:** (HPC2004-00115) Undesignated Historic Resource

APPLICANT: Julie Hedrick / USD 259
FOR: Old Linwood Elementary School

Applicant proposes to demolish the old school building.

Motion #2: Motion was made by Steiner, seconded by Willenberg, to approve the demolition of Undesignated Historic Resource the Old Linwood School. Motion carried unanimously (4-0).

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2004-00118) Allen-Lambe House
 APPLICANT: Industrial Roofing
 FOR: 225 N. Roosevelt

Applicant proposes to restore the kitchen and butler's pantry.

2. **MINOR:** (HPC2004-00120) Environs, Fairmount Cottage
 APPLICANT: Tim Henry / American Builders
 FOR: 1647 N Holyoke

Applicant proposes to re-roof home with new decking and 30 composition shingles.

3. **MINOR:** (HPC2004-00121) Environs, Topeka Emporia Historic District
 APPLICANT: Lloyd Robinson
 FOR: 309-311 W 17th

Applicant proposes to tear roofing off to deck and re-roof.

4. **MINOR:** (HPC2004-00122) Environs, Campbell Castle
 APPLICANT: Craig Cole Maintenance
 FOR: 1211 N Woodrow

Applicant proposes to tear roofing off to deck and re-roof.

5. **MINOR:** (HPC2004-00123) Environs, Sternberg House
 APPLICANT: Great Plains Contractors, Inc
 FOR: 1024 Lewellen

Applicant proposes to repair fire damage to sloped section of roof.

6. **MINOR:** (HPC2004-00124) Park Place/Fairview Historic District
 APPLICANT: Salvador & Silvia Coronado
 FOR: 1721 N Fairview

Applicant proposes to make repairs utilizing the Historic Revolving Loan program.

7. **MINOR:** (HPC2004-00127) Environs, Riverview Apartments and 404-408 Back Bay Apts
 APPLICANT: John & Martha Tausche
 FOR: 936 Back Bay

Applicant proposes to build a new 6' wood fence with a 2ft masonry footing, total height of fence to be eight feet.

8. **MINOR:** (HPC2004-00131) Environs, Hypatia House
 APPLICANT: Gottschalk Bros Roofing, Inc
 FOR: 1154 N Main

Applicant proposes to tear off to deck and re-roof with 3 tab composition shingles.

9. **MINOR:** (HPC2004-00132) Environs, Park Place/Fairview Historic District

APPLICANT: Freedom Roofing, Inc
FOR: 1411 N Broadway

Applicant proposes to tear off to deck and re-roof with 3 tab composition shingles.

10. **MINOR:** (HPC2004-00137) Park Place/Fairview Historic District
APPLICANT: Alma Banuelos
FOR: 1718-1722 N Fairview

Applicant proposes to repair/replace entire porch stair & decking with like materials to match original.

Motion #3: Item 7 – 1 was taken separately because of a conflict of interest stated by a board member. Motion was made by Cavanaugh, seconded by Willenberg, to receive and file Minor HPB -00118. Motion carried 3-0-1, with Platt abstaining due to conflict of interest.

Motion #4: Motion was made by Steiner, seconded by Willenberg, to receive and file Minor HPB -00120, -00121, -00122, -00123, -00124, -00127, -00131, -00132, and -00137. Motion carried unanimously (4-0).

11. **MAJOR:** (HPC2004-00125) Environs, Harvester Loft Apartments, Warehouse & Jobbers Historic District
APPLICANT: Don Seidhoff
FOR: 337 N Rock Island

Applicant proposes to build a brick façade on the west elevation of the structure.

Motion #5: Motion was made by Cavanaugh, seconded by Willenberg, that the project as presented does not encroach, damage, or destroy the environs of the Harvester Loft Apartments and Warehouse & Jobbers Historic District. Motion carried unanimously (4-0).

12. **MAJOR:** (HPC2004-00135) Environs, Fairmount Cottage
APPLICANT: Marsha Ebaugh, Community Housing Services
FOR: 1657 N Holyoke

Applicant proposes to repair steel siding, paint, repair porch, and replace garage door with passenger door and side light.

Motion #6: Motion was made by Cavanaugh, seconded by Willenberg, that the project as presented does not encroach, damage, or destroy the environs of the Fairmount Cottage. Motion carried unanimously (4-0).

ITEM NO. 8 **MISCELLANEOUS MATTERS**

1. Immanuel Baptist Church Parking Lot Master Plan – John Schlegel spoke, along with representatives from the Church. The Board decided to defer a decision on a 15 yr plan with a moratorium on demolition until more Board members were present.
2. Discussion of general HPB procedures – a brief overview of Environs review and demolition.
3. Presentation of Midtown Neighborhood Plan – Nalini Johnson
4. Minisa Bridge: T21 Transportation Enhancement Program work – will be reviewed under Sec 106.
5. Public Hearing for T-21 2006-07 Projects, 7 p.m. City Hall, 1st Floor Board Room, August 9, 2004. The time and location of the meeting were announced and that it is open to the public.

ITEM NO. 9 **ADJOURNMENT**

Motion #7: Motion was made by Cavanaugh, seconded by Willenberg, to adjourn the meeting. Motion carried unanimously (4-0) at 5:30pm.